

ORDINANCE NO. 2011- 06

AN ORDINANCE CHANGING THE LIMITS OF THE CITY OF WEATHERFORD, CUSTER COUNTY, OKLAHOMA, BY ANNEXING THERETO THE TERRITORY HEREINAFTER DESCRIBED; PROVIDING THAT INVALIDITY OF A PART SHALL NOT INVALIDATE THE REMAINDER; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.

Be it ordained by the Board of Commissioners of the City of Weatherford, Oklahoma:

**Section I.** That the City limits of the City of Weatherford, Oklahoma, are hereby declared to be changed, to the extent of, and for the purpose of including within said City of Weatherford, Oklahoma, pursuant to consent of the owners, the respective tracts of land which are attached hereto as Exhibits 1 thru 8, and which set forth the current owner(s) of said property, the legal description of the property to be annexed and the proposed zoning of the newly annexed property.

**Section II.** That the City limits of the City of Weatherford, Oklahoma, are hereby declared to be changed, to the extent of, and for the purpose of including within the City of Weatherford, Oklahoma, that property to be annexed which is adjacent or contiguous to property already within the municipal limits on three sides and is otherwise eligible for annexation pursuant to Title 11, Oklahoma Statutes §21-103 and pursuant to the Weatherford City Code. Those tracts to be annexed are attached hereto as Exhibits 9 thru 13 and which set forth the owner(s) of the property, the legal description of the property to be annexed and the proposed zoning of the newly annexed property.

**Section III.** Should any part of this Ordinance be held by any Court of competent jurisdiction to be invalid, or be held to be invalid with reference to any part, parcel or portion of the land above described, such holding shall not affect the validity of said Ordinance with reference to the remainder of said Ordinance or of said land.

**Section IV.** All Ordinances in conflict herewith are hereby specifically repealed.

**EMERGENCY CLAUSE**

**Section V.** It being necessary for the preservation of the public peace, health, safety and general welfare of said City of Weatherford, Oklahoma, an emergency is hereby declared to exist, by reason whereof this Ordinance shall become effective immediately upon its passage, approval and publication.

RECEIVED  
NOV 23 2011  
OKLAHOMA TAX COMMISSION  
AD VALOREM DIV.

Passed, Approved and Adopted by unanimous consent of all members, present at the regular meeting of the Board of Commissioners of said City of Weatherford, Oklahoma, held on this 31<sup>st</sup> day of October, 2011.

CITY OF WEATHERFORD, OKLAHOMA

BY: Mike D Brown  
Mike D. Brown, Mayor

ATTEST:

A.G. Davenport  
A.G. DAVENPORT, City Clerk

APPROVED AS TO FORM AND LEGALITY:

D. D. Duncan  
DAVID D. DUNCAN, City Attorney



### CERTIFICATE

The undersigned, A.G. Davenport, the duly appointed, qualified and acting Clerk of the City of Weatherford, Oklahoma, does hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 2011-06 of the City of Weatherford, Oklahoma, on October 31, 2011.

A.G. Davenport  
A.G. DAVENPORT, City Clerk

Owner: Vaughn A. Kaiser and Sallie A. Kaiser, Co-Trustees of the Vaughn A. Kaiser Revocable Living Trust, dated September 28, 2006;

Pansy Kaiser Lansberry and Sandra Massey Youngblood, Co-Trustees of the Pansy Kaiser Lansberry Living Trust, dated October 20, 2008;

Dr. Ann Kaiser Stearns, Trustee of the Dr. Ann Kaiser Stearns Living Trust, dated September 25, 2007

Legal Description:

Zoning Classification: A-1

Tract 1:

A tract of land lying in the South Half of Section 5, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 223.00 feet North of the Southeast Corner of said Section 5, said point being on the East line of said Section 5; thence N 0°02'18" W and along said East line a distance of 1536.60 feet; thence N 89°53'18" W a distance of 2676.55 feet; thence S 0°08'04" E a distance of 438.84 feet; thence S 89°56'11" E a distance of 882.29 feet; thence S 44°57'00" E a distance of 957.65 feet; thence S 7°07'13" E a distance of 238.65 feet; thence S 30°00'29" W a distance of 225.09 feet; thence S 0°46'33" W a distance of 50.00 feet; thence S 89°20'04" E a distance of 50.35 feet; thence S 0°44'28" W a distance of 161.42 feet to a point on the South line of said Section 5; thence S 89°49'28" E and along said South line a distance of 430.25 feet; thence N 0°02'18" W a distance of 223.00 feet; thence S 89°49'28" E a distance of 723.00 feet to the point of beginning, containing 62.620 acres more or less.

Less and except: A tract of land lying in the Southeast Quarter of Section 5, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Commencing at the Southeast Corner of said SE/4; thence N 0°02'18" W and along the East line of said SE/4 a distance of 1759.62 feet; thence N 89°53'18" W a distance of 1792.38 feet to the point of beginning, said point being the Northwest Corner of the Eagle Heights Addition to the City of Weatherford, Custer County, Oklahoma; thence S 0°06'42" W and along the West line of said Eagle Heights Addition

a distance of 438.10 feet; thence N 89°56'11" W a distance of 100.00 feet; thence N 0°06'42" E a distance of 438.19 feet; thence S 89°53'18" E a distance of 100.00 feet to the point of beginning.

Zoning Classification: R-2

Tract 2:

A tract of land lying in the South Half of Section 5, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Commencing at the Southeast Corner of said Section 5; thence N 0°02'18" W and along the East line of said Section 5 a distance of 1759.60 feet; thence N 89°53'18" W a distance of 2676.55 feet to the point of beginning; thence N 89°53'18" W a distance of 1250.45 feet; thence S 0°02'18" E a distance of 439.89 feet; thence S 89°56'11" E a distance of 1251.19 feet; thence N 0°08'04" W a distance of 438.84 feet to the point of beginning, containing 12.616 acres more or less.

Owner: Mundy Berrong Green

Zoning Classification: The portion fronting Washington Street to a depth of 200 feet is C-1;  
The back (westward side) 17.2 acres as A-1

Legal Description:

A tract of land lying in the SE/4 of Section 5-T12N-R14 WIM, more particularly described as: Beginning at the Northeast Corner of SE/4 of Section 5-T12N-R14 WIM, thence South 879.95 feet, thence West 990 feet, thence North 879.95 feet, thence East 990 feet to the point of beginning, LESS AND EXCEPT the following three tracts of land: (i) A tract of land lying in the SE/4 of Section 5-T12N-R14 WIM, Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 570.75 feet South of the NE Corner of said SE/4, said point being on the East line of said SE/4, thence S 0°02'18" E and along said East line a distance of 170.00 feet, thence N 89°53'18" W a distance of 50.00 feet, thence N 68°02'18" W a distance of 200.00 feet, thence N 35°17'52" W a distance of 25.23 feet, thence N 00°02'18" W a distance of 75.00 feet, thence S 89°53'18" E a distance of 250.00 feet to the point of beginning, containing 0.7889 acres, more or less; (ii) A tract of land lying in the SE/4 of Section 5-T12N-R14 WIM, Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 200.75 feet South of the Northeast Corner of said SE/4, said point being on the East line of said SE/4; thence S 0°02'18" E and along said East line a distance of 250.00 feet; thence N 89°53'18" W a distance of 250.00 feet; thence N 0°02'18" W a distance of 250.00 feet; thence S 89°53'18" E a distance of 250.00 feet to the point of beginning, containing 1.434 acres more or less; and (iii) A tract of land lying in the SE/4 of Section 5-T12N-R14 WIM, Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 450.75 feet South of the Northeast Corner of said SE/4, said point being on the East line of said SE/4; thence S 0°02'18" E and along said East line a distance of 120.00 feet; thence N 89°53'18" W a distance of 250.00 feet; thence N 0°02'18" W a distance of 120.00 feet; thence S 89°53'18" E a distance of 250.00 feet to the point of beginning, containing .689 acres, more or less.

Owner: A H W Enterprises, LLC (Dr. Mark Hoffman)

Zoning Classification: C-1

Legal Description:

A tract of land lying in the Southeast Quarter of Section 5, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 200.75 feet South of the Northeast Corner of said Southeast Quarter, said point being on the East line of said Southeast Quarter; thence South  $0^{\circ}02'18''$  East and along said East line a distance of 250.00 feet; thence North  $89^{\circ}53'18''$  West a distance of 250.00 feet; thence North  $0^{\circ}02'18''$  West a distance of 250.00 feet; thence South  $89^{\circ}53'18''$  East a distance of 250.00 feet to the point of beginning, containing 1.434 acres more or less.

Owner: Paul C. Tisdal, O.D., P.C.

Zoning Classification: C-1

Legal Description:

A tract of land lying in the Southeast Quarter of Section 5, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 450.75 feet South of the Northeast Corner of said Southeast Quarter, said point being on the East line of said Southeast Quarter, thence South  $0^{\circ}02'18''$  East and along said East line a distance of 120.00 feet; thence North  $89^{\circ}53'18''$  West a distance of 250.00 feet; thence North  $0^{\circ}02'18''$  West a distance of 120.00 feet; thence South  $89^{\circ}53'18''$  East a distance of 250.00 feet to the point of beginning, containing .689 acres more or less.

Owner: Brian L. Stephens and L. Michelle Stephens

Zoning Classification: C-1

Legal Description:

A tract of land lying in the Southeast Quarter of Section 5, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 570.75 feet South of the Northeast Corner of said Southeast Quarter, said point being on the East line of said Southeast Quarter, thence South  $0^{\circ}02'19''$  E and along said East line a distance of 170.00 feet, thence North  $89^{\circ}53'18''$  W a distance of 50.00 feet, thence North  $68^{\circ}02'18''$  W a distance of 213.96 feet, thence North  $35^{\circ}17'52''$  W a distance of 37.46 feet, thence North  $00^{\circ}02'18''$  W a distance of 75.00 feet, thence South  $89^{\circ}53'18''$  E a distance of 250.00 feet to the point of beginning.

Owner: Cummins Pontiac Buick GMC, Inc.

Zoning Classification: C-3

Legal Description:

A tract of land lying in the Northwest Quarter of Section 11, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at the SW/Corner of said NW/4; thence N 89°28'54" E and along the South line of said NW/4 a distance of 1167.61 feet; thence N 0°22'05" W a distance of 150.00 feet; thence N 89°29'54" E a distance of 216.23 feet; thence N 0°22'05" W a distance of 2083.86 feet to a point on the South right-of-way of I-40 Highway; thence S 89°52'55" W and along said right-of-way a distance of 251.97 feet; thence S 0°07'05" E and along said right-of-way a distance of 25.00 feet; thence Southwesterly on a curve to the left with a radius of 641.20 feet and along said right-of-way a distance of 391.59 feet (with a long chord of S 72°23'08" W 385.53 feet); thence S 54°53'21" W and along said right-of-way a distance of 540.78 feet; thence Southwesterly on a curve to the right with a radius of 375 feet and along said right-of-way a distance of 152.26 feet (with a long chord of S 66°31'16" W 151.22 feet); thence S 42°14'43" W and along said right-of-way a distance of 111.96 feet; thence S 0°13'05" E and along said right-of-way a distance of 250.00 feet; thence S 11°05'31" W and along said right-of-way a distance of 341.63 feet; thence S 89°46'55" W and along said right-of-way a distance of 33.00 feet to a point on the West line of said NW/4; thence S 0°13'05" E and along said West Line a distance of 1064.60 feet to the point of beginning, containing 61.726 acres more or less.

Owner: Jaunita Snow, Trustee of the Jaunita Snow 2005 Revocable Trust dated the 2<sup>nd</sup> day of March, 2005

Zoning Classification: A-1

Legal Description:

All of the South Half of the Southeast Quarter of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, except the following described tracts: (a) A tract of land beginning at the Southwest Corner of the Southeast Quarter of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma; thence East along the South line of said Section a distance of 690 feet for a point of beginning; thence North 400 feet; thence East 544.50 feet; thence South 400 feet; thence West along the South line of said Section a distance of 544.50 feet to the point of beginning, containing 5 acres, more or less; and (b) A tract of land lying in the South Half of the Southeast Quarter of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point on the South boundary line of said Section 9, said point being 1284.5 feet East of the Southwest corner of said Southeast Quarter; thence North 0°21'52" East and perpendicular to said South boundary line, a distance of 400 feet; thence South 89°38'28" East and parallel with said South boundary line, a distance of 653.4 feet; thence South 0°21'32" West and perpendicular with said South boundary line, a distance of 400.0 feet; thence North 89°38'28" West and along said South boundary line a distance of 653.4 feet to the point of beginning, containing 6 acres, more or less, and LESS AND EXCEPT: SURFACE INTEREST ONLY IN AND TO: A tract of land lying in the Southeast Quarter of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at a point 1234.50 feet East of the SW/Corner of said Southeast Quarter, said point being on the South line of said Southeast Quarter; thence S 89°38'28" East and along said South line a distance of 50.00 feet; thence North 0°21'32" East a distance of 400.00 feet; thence N 89°38'28" West a distance of 50.00 feet; thence South 0°21'32" West a distance of 400.00 feet to the point of beginning.

Owner: Heartland of America Heritage Foundation

Zoning Classification: C-3

Legal Description:

Tract 1:

A tract beginning 150 feet in a Southwesterly direction from the extreme Northwest point on the North boundary line of the Southwest Quarter, Section 9, Township 12 North, Range 14 W.I.M., where said Quarter Section is intersected by Highway 66 and lying on the East side of said Highway 66, thence 320 feet in a Southeasterly direction perpendicular to Highway 66, thence 538 feet in a Northeasterly direction at a right angle to the line perpendicular to Highway 66 to the established Quarter Section line; thence East along said established Quarter Section line 251'3", thence South along the established Quarter Section line 687'9" to the Chicago, Rock Island and Pacific Railroad right-of-way, thence in a Southwesterly direction along said railroad right-of-way for 402'3", thence 829' in a Northwesterly direction on a straight line perpendicular to Highway 66 right-of-way, thence 25 feet in a Northwesterly direction along said Highway 66 right-of-way to the point of beginning: Except a tract beginning at a point 72.9 feet South of the North line and 341.3 feet West of the East line of said N/2 SW/4, thence Southwesterly a distance of 423.3 feet, thence Northwesterly a distance of 320 feet to a point on the present East right-of-way line of U.S. Highway No. 66, a distance of 95.3 feet South of the North line and 867.7 feet West of the East line of said N/2 SW/4, thence Southwesterly along said right-of-way a distance of 25 feet, thence Southeasterly a distance of 549.3 feet, thence North 24°22' East a distance of 179.8 feet, thence North 14°04' East a distance of 111.8 feet, thence North 24°22' East a distance of 24.6 feet, thence Northeasterly on a curve to the right having a radius of 1264.4 feet a distance of 189.8 feet to the point of beginning, containing 1.23 acres more or less; and Except beginning at a point on the North property line of the C.R.I. & P. Railroad Company, 624.2 feet South of the North line and 82.9 feet West of the East line of said N/2 SW/4, thence Southwesterly along said property line a distance of 311.8 feet, thence Northwesterly a distance of 279.9 feet to a point on the permanent South right-of-way line of U.S. Highway No. 66, thence North 24°22' East along said right-of-

way line a distance of 179.8 feet, thence North 14°4' East along said right-of-way line a distance of 111.8 feet, thence North 24°22' East along said right-of-way line a distance of 24.6 feet, thence Northwesterly along said right-of-way line on a curve to the right having a radius of 1264.4 feet a distance of 25 feet, thence Southeasterly a distance of 503.8 feet to point of beginning, containing 2.65 acres, more or less.

Tract 2:

Beginning at the Northwest Corner of the Southeast Quarter of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, thence S 89°47'10" E a distance of 220.00 feet to the point of beginning; thence S 00°12'50" W a distance of 213.79 feet; thence N 66°08'19" E a distance of 219.00 feet; thence N 23°09'31" W a distance of 352.77 feet; thence S 17°00'28" W a distance of 207.66 feet to the point of beginning (otherwise known as unplatted Lot 12); and

Beginning at the Northwest Corner of the Southeast Quarter of Section 9, for a point of beginning; thence N 00°12'50" E a distance of 269.37 feet; thence S 27°04'16" E a distance of 305.4 feet; thence S 00°12'50" W a distance of 514.51 feet; thence S 66°48'32" W a distance of 152.55 feet; thence N 00°12'50" E a distance of 577.16 feet to the point of beginning (otherwise known as unplatted Lot 13); and,

Beginning at the Northwest Corner of the Southeast Quarter of Section 9, thence S 89°47'10" E a distance of 220.00 feet; thence S 00°12'50" W a distance of 257.61 feet to the point of beginning; thence S 00°12'50" W a distance of 222.00 feet; thence N 66°48'32" E a distance of 295.19 feet; thence N 23°11'28" W a distance of 206.00 feet; thence S 66°08'19" W a distance of 207.00 feet to the point of beginning (otherwise known as unplatted Lot 1).

Owner: Merlin C. Robison and Mark A. Fuqua

Zoning Classification: C-3

Legal Description:

A tract of land in the Northwest Quarter of Section 16, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, more particularly described as follows: Commencing at the NE/Corner of the NW/4 of said Section 16; thence N 89°38'38" W along the North line of said NW/4 a distance of 624.38 feet; thence S 00°28'11" W a distance of 33.00 feet to a point on the South line of County Road right-of-way, said point being the point of beginning; thence continuing S 00°28'11" W a distance of 290.40 feet; thence N 89°38'38" W a distance of 150.00 feet; thence N 00°28'11" E a distance of 290.40 feet to a point on the South line of said County Road right-of-way; thence S 89°38'38" E along said South line a distance of 150 feet to the point of beginning.

Owner: Robbye E. Cohlmiya and Sheila J. Cohlmiya, husband and wife

Zoning Classification: C-3

Legal Description:

A parcel of land lying in the SW/4 of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at a point where the West line of said SW/4 intersects the South property line of the C.R.I. and P. Railroad Company; thence North  $66^{\circ}22'25''$  East a distance of 483.84 feet to a point of beginning; thence South  $66^{\circ}22'25''$  West a distance of 379.51 feet; thence South  $23^{\circ}37'35''$  East a distance of 234.7 feet; thence Northeastwardly on a curve to the left having a radius of 2699.79 feet a distance of 402.91 feet; thence North  $23^{\circ}37'35''$  West a distance of 73.37 feet to the point of beginning, containing 1.6 acres, more or less.

Less and except the following property which has previously been admitted to the Weatherford City Limits pursuant to Ordinance No. 1990-4: A parcel of land lying in the SW/4 of Section 9, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at a point where the West line of said SW/4 intersects the South property line of the C.R.I. & P. Railroad Co.; thence North  $66^{\circ}22'25''$  East a distance of 353.93 feet to a point of beginning; thence South  $66^{\circ}22'25''$  West a distance of 250.00 feet; thence South  $23^{\circ}37'35''$  East a distance of 234.7 feet; thence Northeastwardly on a curve to the left having a radius of 2699.79 feet and a border of I-40 fencing a distance of 264.91 feet. Thence North to the point of beginning approximately 162.0 feet.

Owner: Denzle P. Minyard

Zoning Classification: C-3

Legal Description:

Tract 1:

A strip, piece or parcel of land lying in the East Half of the Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point 393.0 feet West and 157.92 feet South of the Northeast Corner of the East Half of the Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma; thence South a distance of 319.50 feet; thence S  $63^{\circ}17'25''$  W a distance of 305.0 feet; thence North a distance of 319.50 feet; thence N  $63^{\circ}17'25''$  E a distance of 305.0 feet to the point of beginning, containing 2.00 acres, more or less.

Tract 2:

A tract of land in the Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, described as follows: Beginning at a point 685.45 feet West and 305.07 feet South of the NE/Corner of said NE/4 of Section 17, Township 12 North; thence South 309.44 feet; thence West 70 feet; thence North 274.21 feet; thence North  $63^{\circ}17'25''$  East a distance of 78.36 feet to the point of beginning, containing 0.525 acres, more or less.

Tract 3:

A strip, piece or parcel of land lying in the Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point 393.0 feet West and 477.42 feet South of the NE/Corner of said Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma; thence South a distance of 137.09 feet; thence West a distance of 278.45 feet; thence North  $63^{\circ}17'25''$  East a distance of 305.0 feet to point of beginning, containing 0.858 acres, more or less.

Owner: Carl Ray Hodge and Francis Hodge

Zoning Classification: I-2

Legal Description:

A tract of land in the Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M., more particularly described as follows: Beginning at a point on the South right-of-way line of Highway I-40. Said point being 459.99 feet South and 181.50 feet East of the N.W. Corner of Lot 18 of Block 111. The East line of said Block 18 is the East Corporate Limits of the Original Townsite of Weatherford, Oklahoma; thence South  $78^{\circ}34'35''$  E along Highway I-40 South right-of-way line a distance of 52.38 feet; thence South  $0^{\circ}04'35''$  East a distance of 10.0 feet; thence North  $89^{\circ}55'25''$  East along said right-of-way a distance of 1497.0 feet; thence West a distance of 181.5 feet; thence North a distance of 181.5 feet; thence North a distance of 1517.01 feet to the point of beginning. Containing 6.251 acres, more or less. Said parcel being a part of the Northeast Quarter of Section 17, Township 12 North, Range 14 W.I.M.

Owner: Delbert Lindsey

Zoning Classification: C-3

Legal Description:

A tract of land in the NE/4 of Section 17, Township 12 North, Range 14 W.I.M., described as: Beginning at a point 360 feet West of the NE/Corner of said NE/4; thence South a distance of 242 feet; thence West a distance of 33 feet; thence North a distance of 242 feet; thence East a distance of 33 feet to the point of beginning, less any and all said portion heretofore conveyed to the State of Oklahoma.

